

Rockford Historic Preservation Commission

May 1, 2007 - 6:00 PM

Conference Room B

Rockford City Hall

Present: Laura Bachelder, Sally Faber, Maureen Flanagan, Mark McInnis, Mike Pauly

Absent : David Hagney, Ald. Doug Mark

Staff : Ginny Gregory, Lucia Rinedollar

Others: Gary Anderson, Thomas Wallens, Mark and Amy Lawrence, Janyce Fadden

NEW BUSINESS

Approval of Minutes

Maureen Flanagan made a **MOTION** to **APPROVE** the minutes for the meeting of April 3, 2007 as submitted. The motion was seconded by Mark McInnis and **CARRIED** by a vote of **5-0**.

Certificates of Appropriateness

♦ 515 Grove Street

Gary Anderson was present to address the Commission on behalf of the Erlander Museum which recently purchased 515 Grove Street. The application is for the removal of chicken wire located below the front porch and for the removal of pipe stair railings on the front steps. The crawl space below the porch would be secured with wire mesh to be located on the inside and out of sight.

Mike Pauly made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the removal of chicken wire below the front porch and the removal of pipe stair railings on the front steps at 515 Grove Street as submitted. The motion was seconded by Maureen Flanagan and **CARRIED** by a vote of **5-0**.

♦ 821 Garfield Avenue

Thomas Wallens, the owner of 821 Garfield Avenue was present to address the Commission. He explained that he would like to install a ductless mini-split air conditioning system at 821 Garfield Avenue to replace the window air conditioners that are currently being used. The proposed system consists of two units. The first would be installed in the front of the house, to the left of the front windows, with coolant piping that would run up along the outside frame of the windows to the master bedroom on the second floor. The second unit would be installed to the immediate right of the rear entrance with coolant piping running up to the second floor rear bedroom. The piping would be covered with aluminum that would be painted to match the house. The

compressor units are approximately 2 feet tall by 3 feet wide by 1 foot deep and would need to be installed on a 6" raised concrete slab to keep them out of the snow. Although the Commission is in favor of removing the window air conditioners, there are concerns regarding the coolant piping to be run on the outside of the house. Gary Anderson, as a former Commissioner, stated that it has been ruled in the past that piping on the outside of a building is not appropriate. It was recommended that the owner check with his contractor, Pearson Plumbing and Heating, to determine if it would be possible to run the pipes inside the walls. If this is not a reasonable alternative, the Commission asked Mr. Wallens to obtain photos of a house where the system has been installed or at least a brochure from the company showing a completed installation. This would give them a better notion of how intrusive the piping would be on the front. It was noted that there is a house in the Harlem Avenue area that could be a possible example.

Mark McInnis made a **MOTION** to **LAY OVER** the application for a ductless mini-split air conditioning system to be installed at 821 Garfield Avenue until the next meeting. The motion was seconded by Maureen Flanagan and **CARRIED** by a vote of **5-0**.

♦ **1404 Brown Hills Road**

An application was received for the replacement of six windows at 1404 Brown Hills Road. The owners were not present at the meeting. The windows to be replaced are located on the front and west sides of the house, in the dining room and upper level bedrooms. The existing windows are wood, single pane, double-hung with full integrated light grills on the exterior and interior. They have become dysfunctional and are a safety hazard. The replacement windows are wood, double pane, double-hung with full integrated light grills on the exterior and interior. They are Pella, Architect Series windows which are top of the line windows.

Mike Pauly made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the replacement of six (6) windows, located on the north and west sides of the house, at 1404 Brown Hills Road as described in the application. The motion was seconded by Maureen Flanagan and **CARRIED** by a vote of **5-0**.

OLD BUSINESS

Satellite Dishes

Ginny gave everyone a revised copy of HPC's Design Guidelines for review. She noted the following changes to the guidelines:

- ♦ The only right-of-way to be considered in terms of visibility is the main street that the structure is located on. This means that they may be visible from the alley.
- ♦ The Commission is not allowed to control the number of dishes per dwelling due to FCC rules. It is acceptable to "recommend" that the number be limited to one dish per dwelling unit. The wording was changed to reflect this.
- ♦ It was added that no exterior woodwork or trim detail may be altered or damaged.
- ♦ It was added that dishes no longer in use should be removed.

Ginny advised that the City Council does not have to approve amendments to the Design Guidelines since they were originally adopted by Commission action, not a vote of City Council.

After reviewing the changes made to the guidelines, the Commission agreed that they are acceptable. Ginny will send a letter to all known installers to inform them and send notices to homeowners regarding violations. She noted that she will need to re-inspect the areas for violations due to the length of time since the "sweep" was done. Once that has been done, a special meeting will be scheduled to review any applications that result.

Mike Pauly made a **MOTION** to **ADOPT** the revised HPC Design Guidelines for Satellite Dishes as submitted. The motion was seconded by Maureen Flanagan and **CARRIED** by a vote of **5-0**.

STAFF REPORT

Violations - None to report.

Realtor training – update

Ginny gave everyone a revised copy of the outline for the Realtor Training Seminar prepared by Sally Faber. The plan is to hold the session in September.

Violation Procedures

Ginny advised the Commission that the Legal Department confirmed that it would be acceptable for the Commission to use an Administrative Code Hearing Officer as the initial step for HPC violations. The change will not take place until at least next year because the department using the Hearing Officer is responsible for paying for it. It will need to be included in the next budget process.

OTHER

Mark and Amy Lawrence were present to observe the meeting. They recently purchased 326 South 3rd Street and advised the Commission that they expect to be frequent participants in future meetings.

Ginny advised everyone that there is a Statewide Historic Preservation Conference coming up June 14th – 16th in Hyde Park (Chicago). She advised that there may be scholarships available for this. The Illinois Historic Sites Advisory Council will be meeting on Wednesday and will be reviewing the nomination of Rockford's West Downtown Historic District to the National Register of Historic Places. Ginny will be present for this.

Sally Faber made a **MOTION** to **ADJOURN**. Mark McInnis seconded the motion which **CARRIED** by a vote of **5-0**.

The meeting was adjourned at 7:00 PM.

Respectfully submitted by,
Lucia Rinedollar,
Sr. Administrative Assistant

Community Development Department